

UNOFFICIAL COPY



Doc#: 1515304048 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/02/2015 01:29 PM Pg: 1 of 6

JUDICIAL SALE DEED

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on November 13, 2014, in Case No. 12 CH 015841, entitled U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,

SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2007-HE7 vs. JOHN SADOWSKI A/K/A JOHN T. SADOWSKI, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on April 7, 2015, does hereby grant, transfer, and convey to U.S. BANK N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE7, ASSET-BACKED CERTIFICATES, SERIES 2007-HE7 the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 4 IN BOND'S SUBDIVISION OF THE SOUTH 1/7 OF THE NORTH 7/8 OF LOT 7 LYING EAST OF STATE ROAD (EXCEPT THEREFROM THE EAST 1332 FEET) IN ASSESSOR'S SUBDIVISION OF SECTION 34 AND THE NORTH 1/2 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

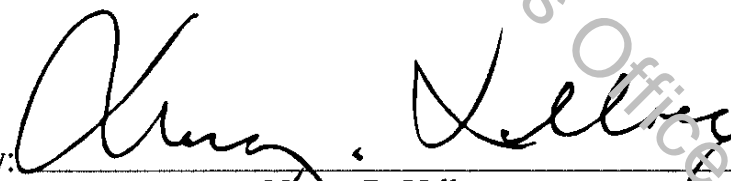
Commonly known as 5811 W. 82ND PLACE, BURBANK, IL 60459

Property Index No. 19-32-230-026

Grantor has caused its name to be signed to those present by its President and CEO on this 22nd day of May, 2015.

BOX 70
Codilis & Associates, P.C.

The Judicial Sales Corporation

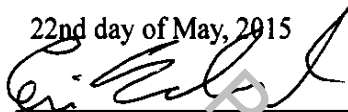
By: 
Nancy R. Vallone
President and Chief Executive Officer

UNOFFICIAL COPY**Judicial Sale Deed**

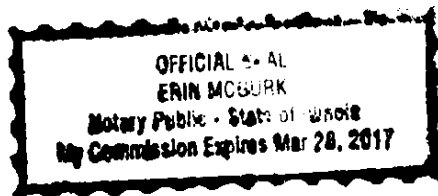
State of IL, County of COOK ss, I, Erin E. McGurk, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such President and CEO he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on this

22nd day of May, 2015



Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph 4, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

5/27/15
Date


Buyer, Seller or Representative

Megan R. Butler
ARDC # 6311014

This Deed is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer stamps, pursuant to court order in Case Number 12 CH 015841.

Grantor's Name and Address:

THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650
(312)236-SALE

Grantee's Name and Address and mail tax bills to:

U.S. BANK N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE7, ASSET-BACKED CERTIFICATES, SERIES 2007-HE7
P.O. BOX 65250
Salt Lake City, UT, 84165-0250

Contact Name and Address:

Contact: BECKY CHRISTENSEN- SELECT PORTFOLIO SERVICING, INC.

Address: 3815 SOUTH WEST TEMPLE
Salt Lake City, UT 84115

Telephone: 866-876-5095

Mail To:

CODILIS & ASSOCIATES, P.C.
Matthew Moses, ARDC #6278082
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE, IL, 60527
(630) 794-5300
Att. No. 21762
File No. 14-11-16796

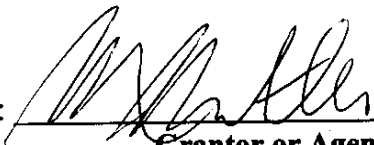
UNOFFICIAL COPY

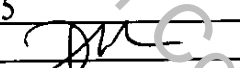
File # 14-11-16796

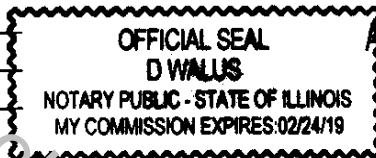
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 27, 2015

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 5/27/2015
Notary Public 

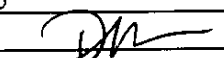


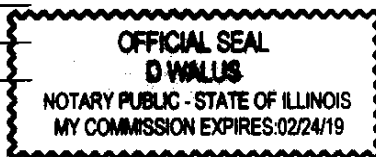
Megan R. Butler
ARDC # 6311014

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 27, 2015

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 5/27/2015
Notary Public 



Megan R. Butler
ARDC # 6311014

Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY EXHIBIT

Calendar Number 58

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

U.S. Bank National Association, as Trustee, successor in
interest to Bank of America, National Association as
Trustee as successor by merger to LaSalle Bank National
Association, as Trustee for Certificateholders of Bear
Stearns Asset Backed Securities I LLC, Asset-Backed
Certificates, Series 2007-HE7
PLAINTIFF

No. 12 CH 015841

5811 W. 82nd Place
Burbank, IL 60459

Vs.

John Sadowski a/k/a John T. Sadowski; Loral Sadowski;
State of Illinois - Department of Public Aid
DEFENDANTS

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND
ORDER OF POSSESSION**

This cause comes to be heard on Plaintiff's Motion for the entry of an Order Approving the Report of sale and Distribution, Confirming the sale of the premises, which are the subject of the matter captioned above and described as:

LOT 4 IN BOND'S SUBDIVISION OF THE SOUTH 1/7 OF THE NORTH 7/8 OF LOT 7 LYING EAST OF STATE ROAD (EXCEPT THEREFROM THE EAST 1332 FEET) IN ASSESSOR'S SUBDIVISION OF SECTION 34 AND THE NORTH 1/2 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5811 W. 82nd Place, Burbank, IL 60459

Property Index Number: 19-32-230-026

Due notice of sale motions having been given, the Court having examined said report and being fully advised in the premises, FINDS:

That all notices required by 735 ILCS 5/15-1507(c) have been properly given;

That the sale was fairly and properly made;

That The Judicial Sales Corporation, hereinafter sales officer, has in every respect proceeded in accordance with the terms of this Court's Judgment and;

That the real property described herein, which is the subject matter of the instant proceedings, is a Single Family Home;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 4/7/15;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Becky Christensen, Select Portfolio Servicing, Inc.
3815 South West Temple, Salt Lake City, UT 84115, 866-876-5095

UNOFFICIAL COPY

That justice was done.

IT IS THEREFORE ORDERED:

1. The sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales Officer are hereby approved, ratified and confirmed;
2. That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution.
3. That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;
4. That there shall be IN PERSONAM deficiency judgment entered in the sum of \$176,421.82 with the interest thereon as by statute provided against; John Sadowski a/k/a John T. Sadowski; Loral Sadowski

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the holder of the certificate of sale and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver a deed sufficient to convey title to the holder of the certificate of sale pursuant to the findings of this Court as set forth above;

IT IS FURTHER ORDERED:

That the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have possession of the subject property as of a date ⁶⁰ 30 days (DAS) (JUL 6, 2015) after entry of this order against John Sadowski a/k/a John T. Sadowski; Loral Sadowski; State of Illinois - Department of Public Aid, without further Order of the Court, as provided in 735 ILCS 5/15-1701;

That the Sheriff of Cook County is directed to evict and dispossess:

John Sadowski a/k/a John T. Sadowski; Loral Sadowski at the subject property commonly known as:

5811 W. 82nd Place
Burbank, IL 60459

⁶⁰ 30 days after entry of this order.

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer stamps.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

ASSOC JUDGE DARRYL B. SIMKO

ENTER: _____
Judge

MAY 07 2015

DATED: _____ CIRCUIT COURT 1823

UNOFFICIAL COPY

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
14-11-16796
Cook #21762

NOTE: This law firm is deemed to be a debt collector.

Property of Cook County Clerk's Office